

WICHITA HISTORIC PRESERVATION BOARD MINUTES
11 SEPTEMBER 2006
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.

The regular meeting of the Historic Preservation Board was held Monday, September 11, 2006 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present: Jim Guy
 Elena Ingle
 Lucio Arteaga (in at 3:07)
 Kim Edgington
 Roberta Johnson
 Mim Hiesterman

Members Absent: George Platt

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
 Barbara Hammond, Planning Analyst, Historic Preservation Office
 Amber Schrag, City Archaeologist

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Take HPB2006-00415, 825 E Douglas from consent agenda and add it as ITEM NO. 8-4.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$40,000.00
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$60,000.00

ITEM NO. 4 CORRESPONDENCE

Received a letter from State Historic Preservation Office, notifying us that the Michigan Building has been added to the Register of Historic Kansas Places.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 14 AUGUST 2006 MEETING

Motion # 1 made by Ingle, 2nd by Johnson to approve minutes of August 14, 2006 as presented. Motion carried unanimously (5-0).

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2005-00260) Environs, University Davis Hall
 APPLICANT: Gossen Livingston for Friends University
 FOR: Southwest corner Mentor and S Glenn Streets

Applicant is in violation of approved design site plan and new construction.

The site was originally planned for 3 separate buildings. Because of setback regulations in the University Overlay Zoning district, three buildings could not fit on the site. The applicant failed to come back to HPB for approval of the new site plan. Method of mitigation is needed by this board.

Mac McKee and Brandon Gibson with Gossen Livingston were present for comments.

Motion # 2 made by Johnson, 2nd by Ingle to have staff contact the State Preservation office and set forth the issues discussed and as well contact the City legal staff to see what authority we might have to bring to bear on this issue. Motion carried unanimously (5-0).

ITEM NO. 7 CONSENT AGENDA

- A. Roof Repairs** – The hail storm in April 2006 has significantly increased the number of re-roofing applications.

For properties eligible for the State Historic Income Tax Credits, the owners were notified and given the appropriate applications to file for the credits.

HPC2006-324, 326 through 331; 333 through 351; 354 through 368; 371, 374 through 380; 382 through 387; 389 through 398; 400 through 411; 414; and 416 through 419.

B. Signs

HPC2006-00332 Install new sign for Avis on Ellis Singleton Building

HPC2006-00353 Re-cover existing awning frame with new fabric and new sign

HPC2006-00399 Install new AT&T logos to replace SBC logo signs

C. Other

HPC2006-00369 Replace damaged vinyl siding with same, environs

HPC2006-00373 Build brick privacy wall around perimeter to screen swimming pool, environs

Motion #3 made by Edgington, 2nd by Hiesterman to approve the Consent Agenda Item(s) as presented. Motion carried unanimously (6-0).

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MAJOR:** (HPC2006-00370) Environs, Johnson Drug Store
 APPLICANT: LED Sign Company
 FOR: 2307 E Central

Applicant proposed to install two LED signs on building.

Gabriel Maxwell, 949 N Indiana, Co-Owner of World Wide Willie John's & Angela's Hidden Treasures, 2307 E. Central; and Simone Klein, 10130 E Bayley Ct, Rep for LED Sign Company, 10919 E Harry Ste 107 were present for question and comments.

Edgington left at 3:50.

Motion #4 made by Johnson, 2nd by Ingle moved to find that the sign(s) encroaches, damages, and destroys the environs of the Johnson Drug Store. Motion carried unanimously (6-0).

2. **MAJOR:** (HPC2006-00412) Eaton Hotel, East Douglas Ave Historic District
 APPLICANT: Wes Darnell for MetroPlains Development
 FOR: 519 E Douglas

Applicant proposes to install chair lift in lobby area to access mezzanine ballroom and build partition wall to separate spaces.

The section of floor in the mezzanine will be removed and stored in the building. The chair lift mechanism will be attached to the wall and will not damage the tile floor on the first floor. The partition wall framing will be glued in place and cut to conform to the shape of the columns and crown molding.

Wes Darnell for Metro Plains Development was present for comments.

Motion #5 made by Ingle, 2nd by Arteaga to approve project as presented with the condition that any deviation from the plan must be reviewed and approved by HPB, with the further caveat that the glue be found to do anything that would be unable to be taken up at a later date. In addition any floor part(s) removed be appropriately packaged and or marked to be retained in whatever form is necessary to ensure that it stays as whole as possible and is not thrown out by accident, leaving it to staff to make that determination. Motion carried unanimously (5-0).

3. **MAJOR:** (HPC2006-00413) Environs, East Douglas Ave Historic District
 APPLICANT: Sheldon Architecture
 FOR: 154 N Emporia Avenue

Applicant proposes to install two new access doors on north elevation of building, install new storefront with energy efficient windows rehabilitation of arches, re-open boarded up windows and paint.

Storefront is not original to building and other proposed changes are in keeping with the design elements of the surrounding district.

Stan Sheldon, Sheldon Architecture was present for comments.

Motion #6 made by Johnson, 2nd by Hiesterman moved to find that the proposed rehabilitation on HPC2006-00413 does not encroach, damage or destroy the environs of the East Douglas Avenue Historic District. Motion carried unanimously (5-0).

4. **MAJOR:** (HPC2006-00415) Environs, Jobber & Warehouse District
 APPLICANT: Shelly Hyson-Sign Pro
 FOR: 825 E Douglas

Applicant proposes to install smash banner sign with anchors on concrete balcony pillars projecting from the building.

Shelly Hyson, Sign Pro, 1525 E Douglas was present for comments or questions.

Motion #7 made by Johnson, 2nd by Hiesterman moved to approve the signage requested for HPC2006-000415 as presented and find that the proposed project does not encroach, damage or destroy the environs of the Jobbers & Warehouse District. Motion carried (4-1). Ingle opposed.

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Historic Midtown Homes Tour October 14-15

ITEM NO. 10 ADJOURNMENT

Motion #8 was made by Arteaga, 2nd by Johnson to adjourn at 4:47 p.m.